



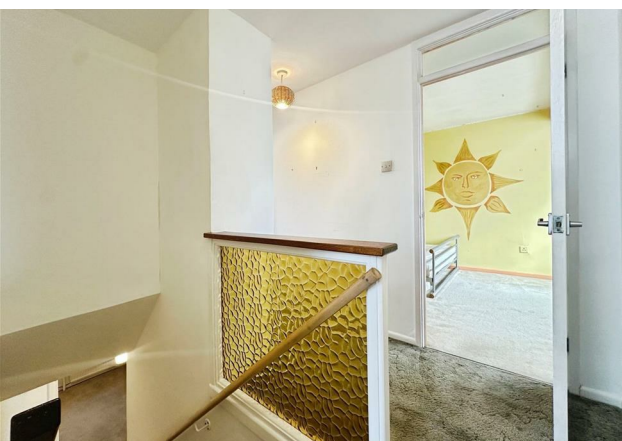
EPHING WAY, LILLINGTON

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FOR SALE





An excellent opportunity to acquire a semi-detached chalet-style home tucked away in a peaceful cul-de-sac, just off Parkland Avenue, Lillington, within sought-after North East Leamington Spa. The property offers fantastic potential and is ideal for those looking to modernise and create a wonderful family home. The accommodation comprises an entrance hall, kitchen, living room, dining room, conservatory, ground floor bedroom, and a ground floor shower room. Upstairs are two generous double bedrooms and a family bathroom. Externally, the home benefits from both front and rear gardens, off-road parking beneath a carport, and a useful garage/store. Conveniently positioned for local shops, schools, and transport links into Leamington town centre, this property is offered with no onward chain, presenting a rare opportunity for buyers seeking a project in a desirable residential setting.

It's in the details...

Hallway

The composite entrance door leads into the mini hallway, which has timber effect laminate flooring and open doorway so the kitchen and a glazed doorway through the living room.

Living Room

With gas fireplace, a uPVC double glazed window and a door to the dining room.

Kitchen

With the original kitchen, that has timber effect worktops and a stainless steel sink, plumbing for a washing machine, two uPVC double glazed windows and a radiator.

Dining Room

With timber effect laminate flooring, a radiator, double glazed door and window to the conservatory.

Conservatory

Polycarbonate roof conservatory, with full height double glazed windows and sliding patio doors to the garden.

Rear Hall

With a cupboard, doors to the bathroom & bedroom and the staircase leading to the first floor.

Bedroom

A double bedroom that has a radiator and a double glazed window to the conservatory.

Shower room

With a sink, toilet, retro shower enclosure with electric shower, a radiator and a double glazed window.

Landing

Which has a large storage cupboard and doors through to the two bedrooms and bathroom.

Bedroom One

A double bedroom with a uPVC double glazed window to the elevation. There is a radiator and a door to a large walk-in wardrobe.

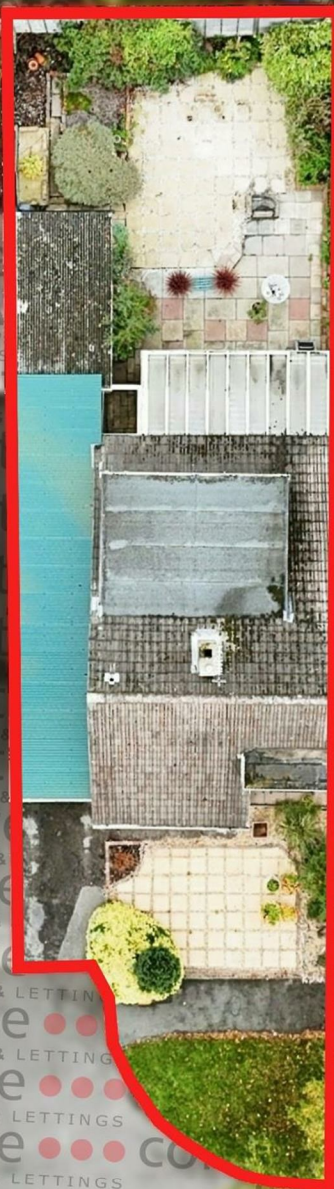
Bedroom Two

A spacious double bedroom with a uPVC double glazed window to front elevation, there is a radiator and a deep fitted wardrobe.

Shower Room

With a white suite comprising of a bath, a toilet, a sink, some complementary

RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY



tiling, storage over the stairs with a hot water tank and slatted shelving. There's an electric shower over the bath, a double glazed window and a radiator.

Garden

A low maintenance garden which has been hard landscaped with patios, brick barbecue, brick raised bedding areas, with planting and bark. Timber gate to the drive. Perimeter fence.

Front Garden

Low maintenance front garden, slabbing with interconnecting stonework, a pathway leads to the front door. Patio area and ornamental style garden, with planting and small stones.

Drive

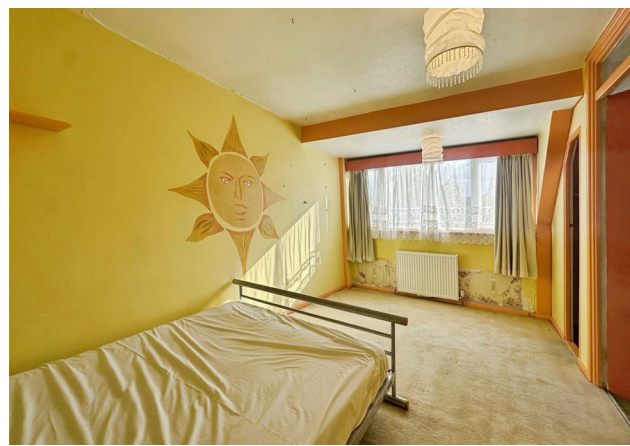
A long driveway for Parking three cars, under car-port.

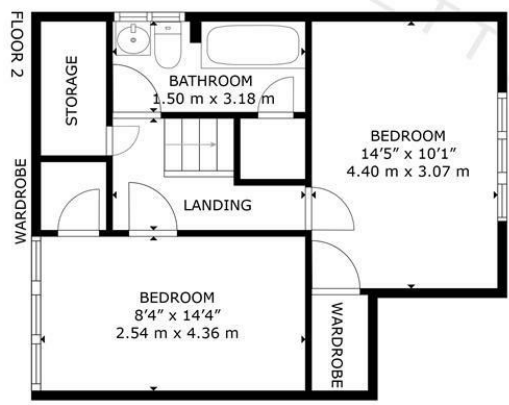
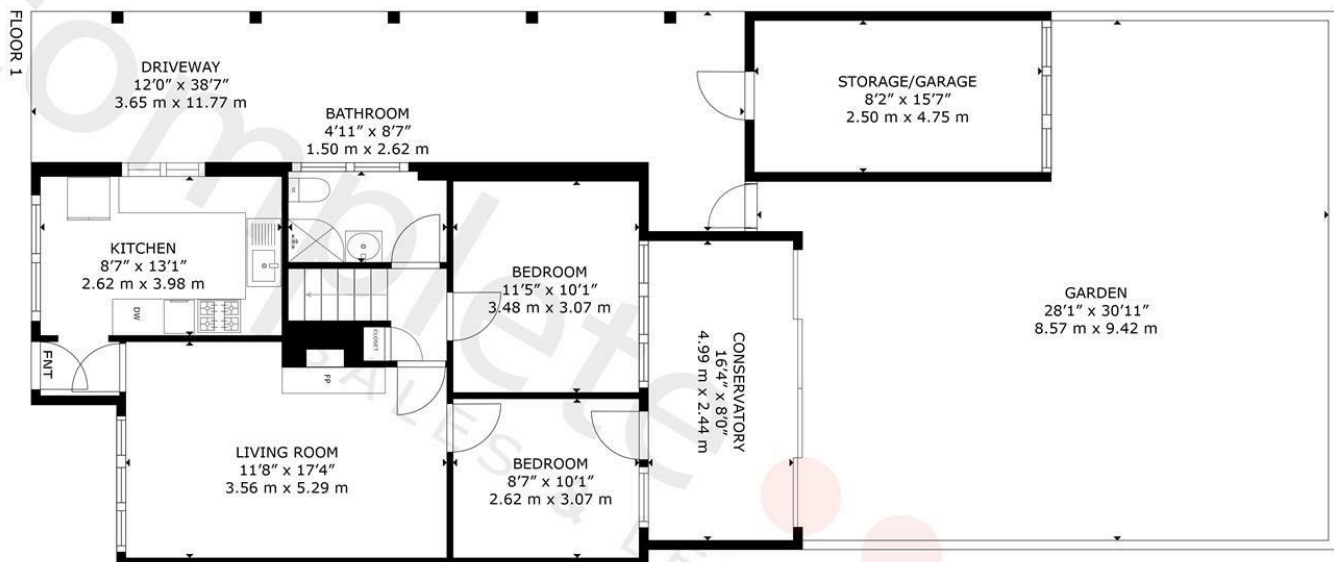
Garage/Store

There is a concrete sectional garage/door with a uPVC door and cladding front.

Location

Located in a cul-de-sac in the popular suburb of Lillington off Parklands Avenue, a convenient position North/East Leamington, close to local amenities and falling within the catchment area of a number of local schools including Telford & North Leamington Secondary School. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, café's and bars, offering a unique shopping,





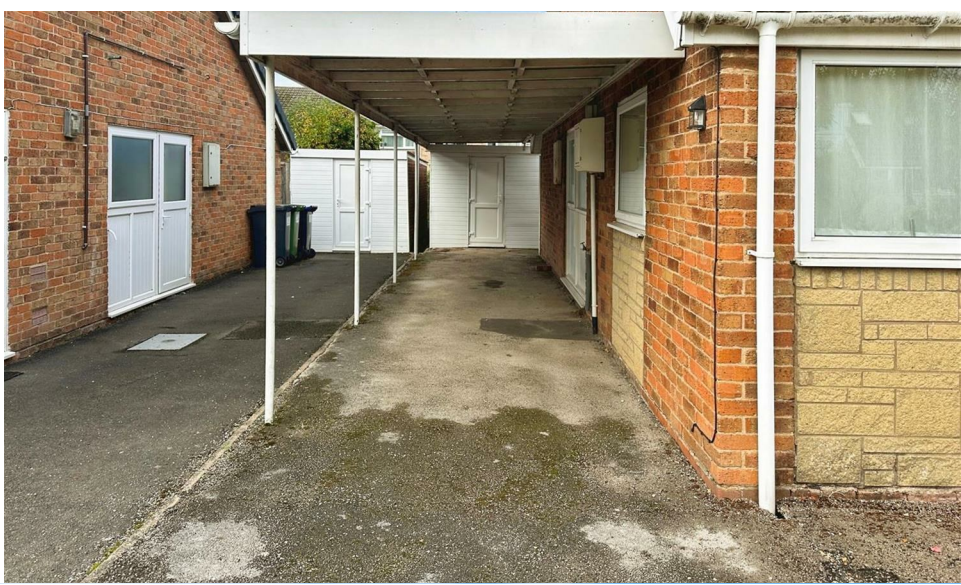
The Leamington Property Expert

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GROSS INTERNAL AREA
 FLOOR 1: 776 sq. ft, 72 m², FLOOR 2: 455 sq. ft, 42 m²
 TOTAL: 1,231 sq. ft, 114 m²
 EXCLUDED AREAS: CARPARK: 1,028 sq. ft, 95 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



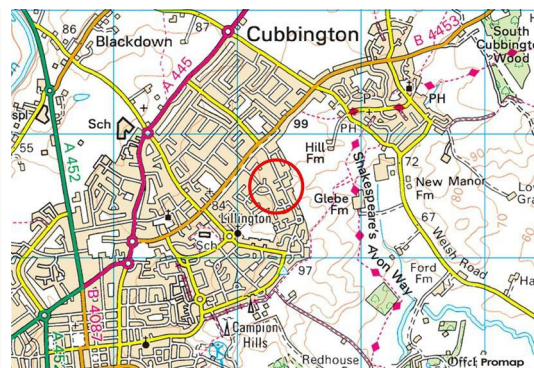
dining and cultural experience. With its stunning architecture, tree lines avenues, squares, parks, gardens, a range of excellent private and state schools, it is a very popular place to live.





- A 1960's Semi Detached
- Lounge
- Two Bathrooms
- Front & Rear Gardens
- In Need Of Modernisation

- Three Bedrooms
- Dining Room
- Conservatory
- Cup-De-Sac
- No Chain



EPHING WAY, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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